

# Victoria Road

Netherfield  
Nottingham  
NG4 2HU

Asking Price £2,250,000



0115 841 1155



- Guide Price: £2,250,000 – reflecting a 7.8% net yield
- Secure, long-term income with a strong covenant and stable operational track record
- Fully let to Inclusion Housing (Registered Provider) on a 19-year unexpired lease
- CPI-linked annual uplifts each April
- Recently redeveloped to a high supported living specification, including thermal upgrades, wet rooms
- No landlord costs – tenant responsible for full repairs, insurance, and management (FRI lease)
- Freehold block comprising 13 core flats, staff office, common room, 5 parking spaces, and landscaped
- Passing Rent: £176,341.70 p.a., paid monthly
- Supported living accommodation with Aspirations as the care provider
- Contact Joe Hargreaves - FHP Living

## Victoria Road, Netherfield, Nottingham, NG4 2HU

### Key Features

Wesley House, Nottingham – Secure Supported Living  
Investment | £176,341 p.a. Income | £2.25M (7.8%  
Net Yield) - No landlord costs – tenant responsible  
for full repairs, insurance, and management (FRI  
lease)



0115 841 1155

## Victoria Road, Netherfield, Nottingham, NG4 2HU





0115 841 1155

## Victoria Road, Netherfield, Nottingham, NG4 2HU



### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.